113.0	0003	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	604,700	/	604,700
USE VALUE:	604,700	/	604,700
ASSESSED:	604,700	/	604,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
591		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIMPERI JEFFREY D & MARGARET S
Owner 2:	
Owner 3:	
Street 1:	591 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAUGHAN JOHN W & KATHLEEN A -
Owner 2:	-
Street 1:	591 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Clapboard Exterior and 1232 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4866.000	244,800	3,300	356,600	604,700
Total Card	0.112	244,800	3,300	356,600	604,700
Total Parcel	0.112	244,800	3,300	356,600	604,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.83 | /Parcel: 490.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71969
GIS Ref	
GIS Ref	
Insp Date	11/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113.0-0003-0013.0

!8751!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,800	3300	4,866.	356,600	604,700		Year end	12/23/2021
2021	101	FV	237,800	3300	4,866.	356,600	597,700		Year End Roll	12/10/2020
2020	101	FV	237,800	3300	4,866.	356,600	597,700	597,700	Year End Roll	12/18/2019
2019	101	FV	153,200	3300	4,866.	351,500	508,000	508,000	Year End Roll	1/3/2019
2018	101	FV	153,200	3300	4,866.	270,000	426,500	426,500	Year End Roll	12/20/2017
2017	101	FV	153,200	3300	4,866.	254,700	411,200	411,200	Year End Roll	1/3/2017
2016	101	FV	153,200	3300	4,866.	234,300	390,800	390,800	Year End	1/4/2016
2015	101	FV	144,500	3300	4,866.	219,000	366,800	366,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:51:41

LAST REV

Date	Time
09/04/19	09:57:15

apro

USER DEFINED

Prior Id # 1:	71969
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8751

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAUGHAN JOHN W	57143-362		7/15/2011		334,200	No	No		
ANAS JAY P	29165-74		9/30/1998		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	930	Manual	2,545		7/14/2015			Install one entry
9/13/2013	1379	Manual	19,090	C				
3/26/2013	419	Manual	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2018	Inspected	BS	Barbara S
10/23/2018	MEAS&NOTICE	CC	Chris C
1/23/2014	Info Fm Prmt	EMK	Ellen K
5/23/2013			
5/23/2013	Info Fm Prmt	EMK	Ellen K
6/27/2012	External Ins	BR	B Rossignol
10/15/2011	MLS	EMK	Ellen K
3/20/2009	Measured	372	PATRIOT
8/31/2004	Data Entry	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4866		Sq. Ft.	Site		0	70.	1.05	6			Med. Tr	-10					356,567						356,600	

Total AC/HA:	0.11171	Total SF/SM:	4866	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	356,567	Spl Credit		Total:	356,600

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332604
Depreciation:	87807
Depreciated Total:	244797

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 5	BRs: 2	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

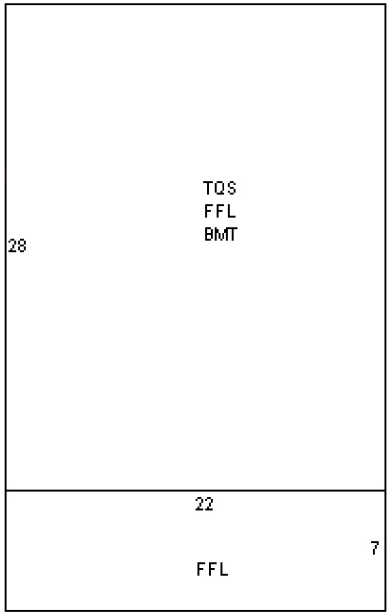
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	132.47
Final Total:	244800	Val/Su SzAd	198.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	770	180.410	138,915
BMT	Basement	616	54.120	33,340
TQS	3/4 Story	462	180.410	83,349

Net Sketched Area:	1,848			Total:	255,604
Size Ad	1232	Gross Area	2002	FinArea	1232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	101			3,300			3,300

More: N	Total Yard Items:	3,300	Total Special Featues:		Total: 3,300